

**MINUTE ITEM**

This Calendar Item No. C06 was approved as  
Minute Item No. 06 by the California State Lands  
Commission by a vote of 3 to 0 at its 02-09-06  
meeting.

**CALENDAR ITEM  
C06**

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S 1

02/09/06  
PRC 4884 WP 4884.9  
R. Barham

**TERMINATION AND ISSUANCE OF  
A RECREATIONAL PIER LEASE**

**LESSEES:**

Elizabeth J. Philipp, Nancy P. Marotte, Adelaide M. Philipp, James Gordon  
Oliver, and Patricia J. Oliver

**APPLICANTS:**

Keith Schuler and Chelle Schuler and James Gordon Oliver and Patricia J. Oliver

**AREA, LAND TYPE, AND LOCATION:**

Sovereign lands in Lake Tahoe, near Homewood, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing joint-use pier, boathouse, and  
four existing mooring buoys as shown on the attached Exhibit A.

**LEASE TERM:**

Ten years, beginning February 1, 2006.

**CONSIDERATION:**

No monetary consideration pursuant to Public Resources Code section 6503.5.

**SPECIFIC LEASE PROVISIONS:**

Insurance:

Liability insurance in the amount of no less than \$300,000.

Other:

This lease is conditioned on the Applicants obtaining authorization from  
the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within  
two years after the adoption of the Lake Tahoe Shorezone Amendments-  
Draft Environmental Impact Statement (EIS) and approval of the  
ordinances based on the EIS.

CALENDAR ITEM NO. **C06** (CONT'D)

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland properties adjoining the lease premises.
2. On September 3, 1999, the Commission authorized a ten-year Recreational Pier Lease with Elizabeth J. Philipp, Nancy P. Marotte, Adelaide M. Philipp, James Gordon Oliver, and Patricia J. Oliver. That lease will expire on February 27, 2009. Ownership of one of the upland properties has since transferred from Elizabeth J. Philipp, Nancy P. Marotte, and Adelaide M. Philipp to Keith Schuler and Chelle Schuler. Applicants wish to terminate the existing lease and are now applying for a new Recreational Pier Lease. Applicants qualify for a Recreational Pier Lease because they are natural persons who have improved the littoral land with, and use the upland for, a single-family dwelling.
3. **Termination of Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15060(c)(3)], the staff has determined that this activity is not subject to the provisions of the CEQA because it is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California Code of Regulations, sections 15060 (c)(3) and 15378.

4. **Issuance of New Lease:** Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905 (a)(2).

Authority: Public Resources Code section 21084 and Title 14, California Code of Regulations, section 15300 and Title 2, California Code of Regulations section 2905 (a)(2).

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

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**APPROVALS REQUIRED:**

Buoys: Tahoe Regional Planning Agency

**EXHIBIT:**

A. Site and Location Map

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

**TERMINATION OF LEASE:** FIND THAT THE ACTIVITY IS NOT SUBJECT TO THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15060(c)(3) BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

**ISSUANCE OF NEW LEASE:** FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES; TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

**AUTHORIZATION:**

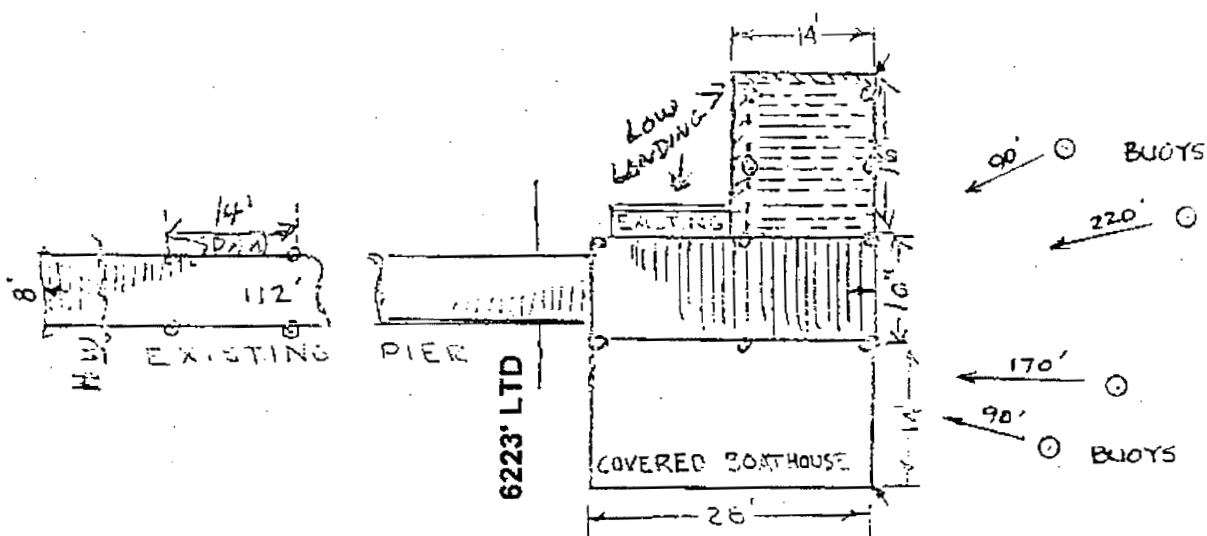
AUTHORIZE ISSUANCE TO KEITH SCHULER AND CHELLE SCHULER AND JAMES GORDON OLIVER AND PATRICIA J. OLIVER OF A TEN-YEAR RECREATIONAL PIER LEASE, BEGINNING FEBRUARY 1, 2006, FOR THE CONTINUED USE AND MAINTENANCE OF AN EXISTING JOINT-USE PIER, BOATHOUSE AND FOUR MOORING BUOYS ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; NO MONETARY CONSIDERATION PURSUANT TO PUBLIC RESOURCES CODE

CALENDAR ITEM NO. **C06** (CONT'D)

SECTION 6503.5; LIABILITY INSURANCE IN THE AMOUNT OF NO  
LESS THAN \$300,000.

LAKE

TAHOE



6160 & 6170 W. Lake Blvd.

NO SCALE

LOCATION MAP

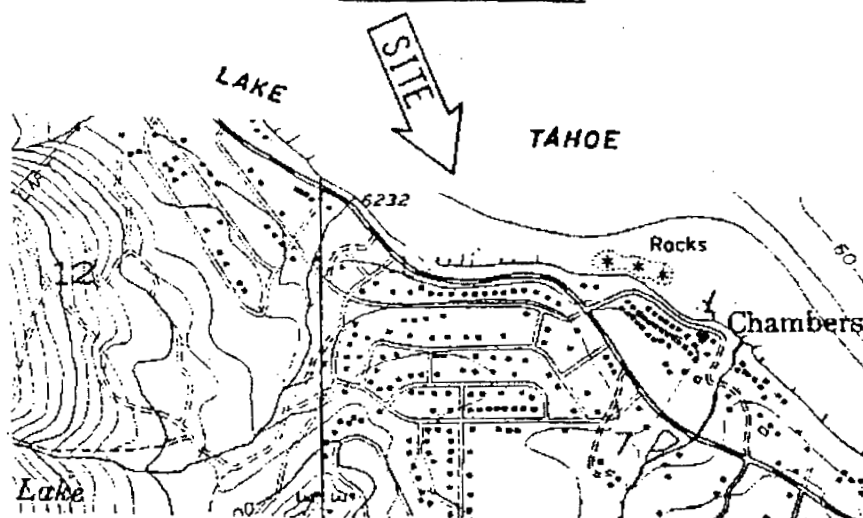
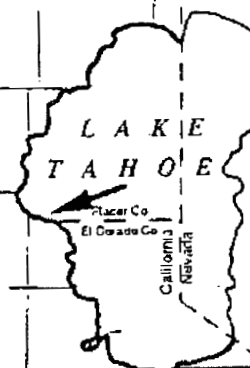


EXHIBIT "A"

WP 4884  
APNS 98 - 031 - 03 & 04  
Lake Tahoe  
PLACER COUNTY



RWB 1/06

This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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